



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU15-00060 Tierra del Este Unit 68, Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** October 8, 2015  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** South of Montwood and East of Rich Beem  
**Acreage:** .83 acres  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** C-2 (Commercial)  
**Proposed Zoning:** C-2 (Commercial)  
**Nearest Park:** Tierra del Este 68 Park (.33 Miles)  
**Nearest School:** Pebble Hills Highschool (1.2 Miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** Eastside  
**Property Owner:** Ranchos Real XV, LLC  
**Applicant:** Ranchos Real XV, LLC  
**Representative:** Conde Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-2 (Commercial/condition) / Vacant commercial  
**South:** R-5 (Residential) / Vacant single family  
**East:** R-5 (Residential) / Vacant single family  
**West:** ETJ (Extraterritorial Jurisdiction) / Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban , (Walkable)

### **APPLICATION DESCRIPTION**

The applicant is proposing to resubdivide .83 acres in the City's Eastside Impact Fee Area. The reason for this replat is to relocate an existing access/hike and bike and pedestrian right-of-way in order to expand the boundary of an abutting electrical substation facility to the east of the proposed re-subdivision. The existing right-of-way to be relocated is unimproved and can be vacated and relocated by this application.

### **DEVELOPMENT COORDINATING COMMITTEE**

The development coordinating committee recommends approval of Tierra del Este Unit 68 Replat A on a resubdivision combination basis subject to the following staff comments.

### **Planning Division Recommendation**

Planning recommends **approval** of Tierra del Este Unit 68 Replat A subject to the following comment.

- The engineer will include the Eastside Service Area Impact Fee Table on the face of the final plat.

### **Planning and Inspections Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

### **Capital Improvement Program - Parks**

We have reviewed **Tierra Del Este #68 Replat "A"**, a resubdivision combination plat map and offer no objections to this plat application.

Please note that purpose for this Subdivision replat is to re-locate a portion of a previously dedicated Hike & Bike Trail as part of the Tierra Del Este #68 subdivision; under the Municipal Code, the Hike & Bike Trail is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

**H.** Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

**Also**, please note that revised plans need to be submitted for said portion of the Hike & Bike Trail being relocated for review and approval by Land Development Department or by Streets and Maintenance (SAM); Streets and Maintenance (SAM) is the maintenance responsible party for this Hike & Bike Trail and not the Parks & Recreation Department.

### **Capital Improvement Program – Transportation**

No comments received.

### **El Paso Water Utilities**

We have reviewed the above referenced subdivision and provide the following comments:

EPWU does not object to this request.

*The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by the El Paso Water Utilities after EPWU receives an application for water and sanitary sewer services.*

## **EPWU-PSB Comments**

### **Water**

Along Montwood Drive fronting the subject property there is an existing twenty-four (24) inch diameter water transmission main located at approximately 50 feet south of the north right-of-way line of Montwood Drive. This main is not available for service; no direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

Along Montwood Drive fronting the subject property there is an existing twelve (12) inch diameter water main located at approximately 40 feet south of the north right-of-way line of Montwood Drive. This main is available for service.

Along William Rodríguez Avenue fronting the subject property there is an existing eight (8) inch diameter water main located at approximately 17 feet south of the north right-of-way line of William Rodríguez Avenue.

### **Sanitary Sewer**

Along Montwood Drive fronting the subject property there is an existing eight (8) inch diameter sanitary sewer main located at approximately 25 feet north of the southernmost right-of-way line of Montwood Drive. This main is available for service.

Along William Rodríguez Avenue fronting the subject property there is an existing eight (8) inch diameter sanitary sewer main located at approximately 20 feet north of the southernmost right-of-way line of William Rodríguez Avenue. This main is available for service.

### **General**

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **Streets and Maintenance Department**

No comments received.

### **El Paso Electric Company**

No comments received.

### **Sun Metro**

Sun Metro does not oppose this request.

### **El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No objections.

**Texas Gas Company**

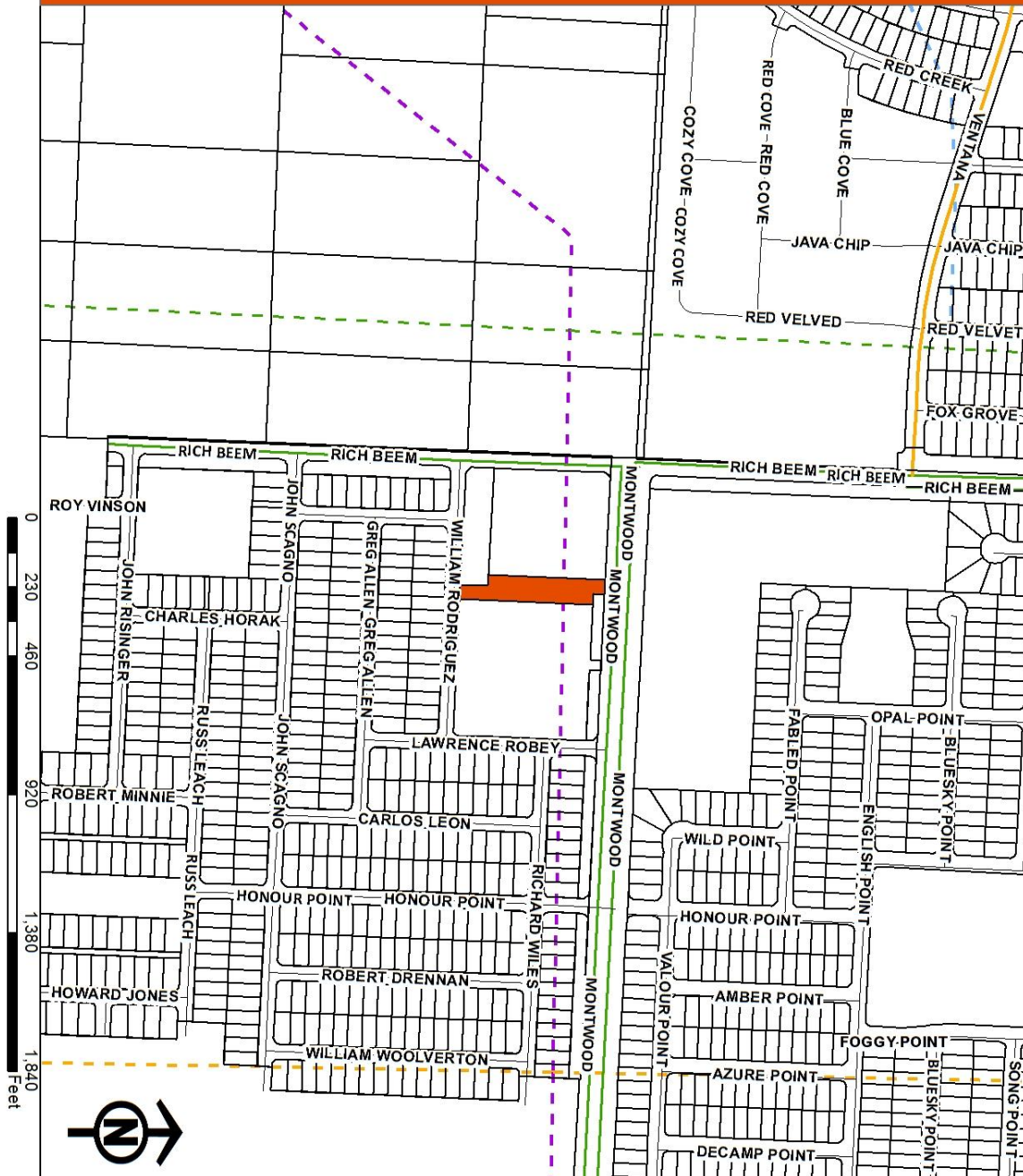
No comments received.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

ATTACHMENT 1

# Tierra del Este Unit 68 Replat A

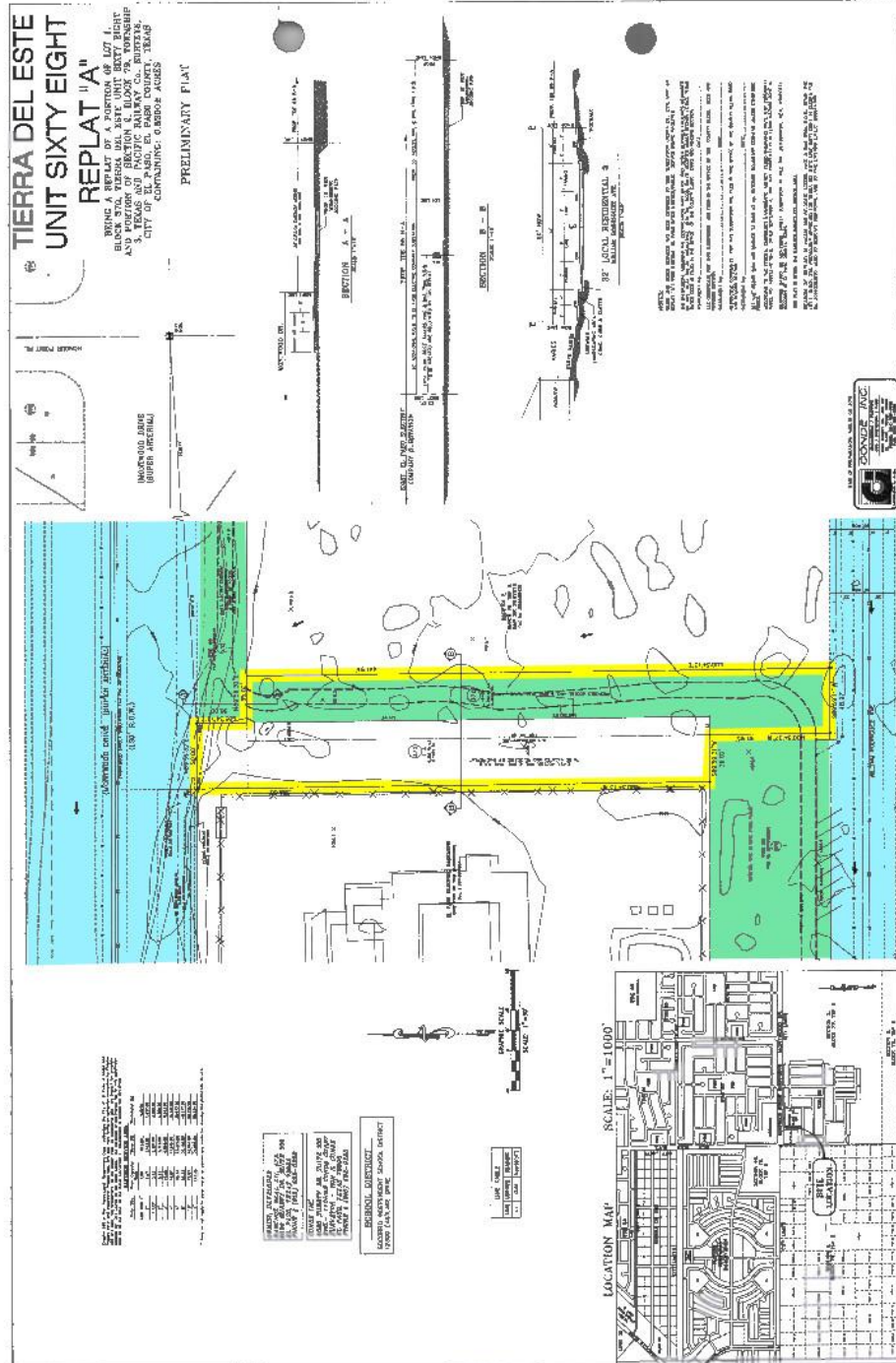


ATTACHMENT 2

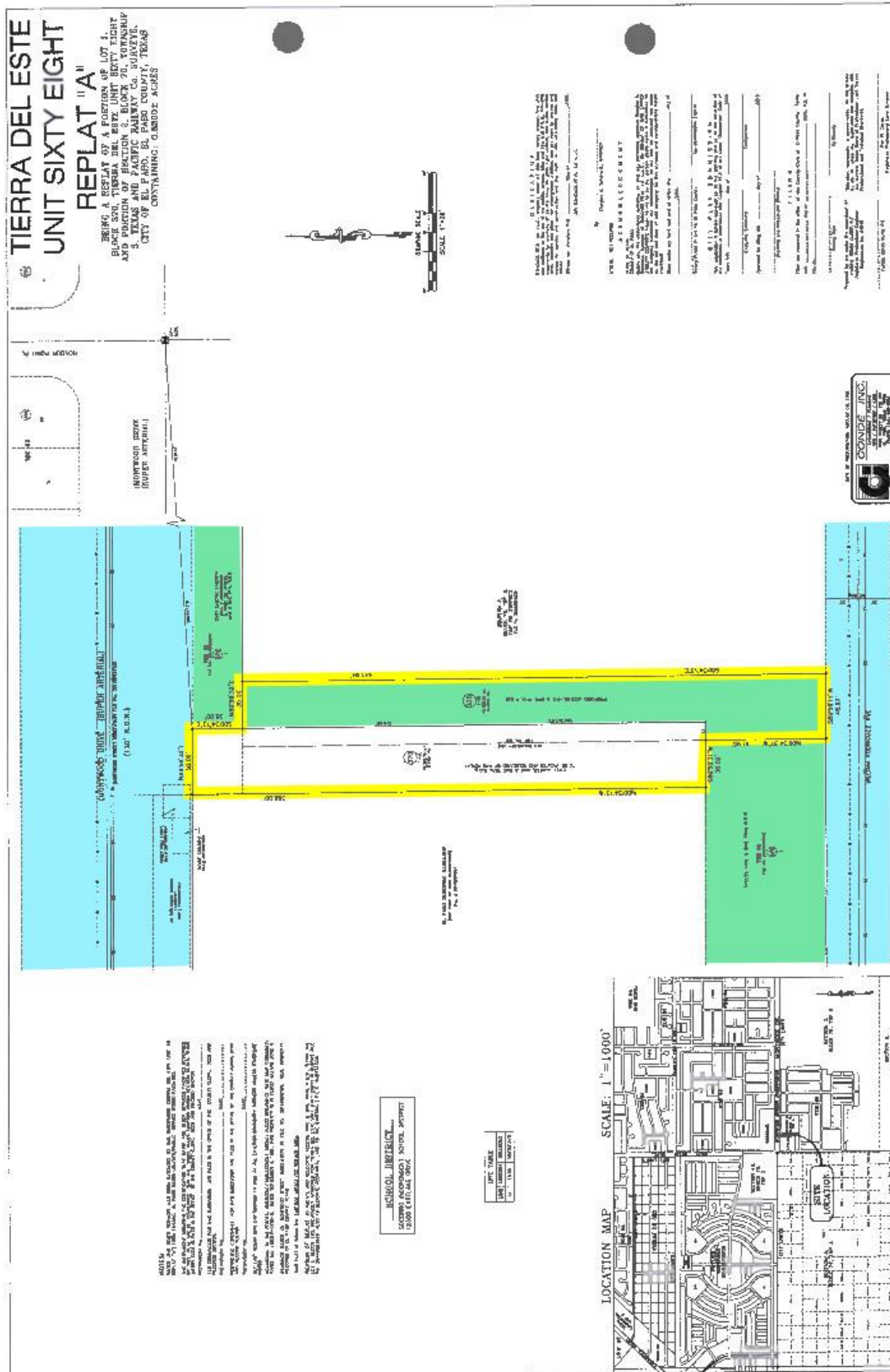
# Tierra del Este Unit 68 Replat A



## ATTACHMENT 4



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## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: August 14, 2015

FILE NO. SUSU15-00060

SUBDIVISION NAME: TIERRA DEL ESTE UNIT SIXTY EIGHT REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of a portion of Lot 1, Block 370, Tierra Del Este Unit Sixty Eight and portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	EPEC Facility	<u>0.4454</u>	<u>1</u>
School	_____	_____	Access Hike and Bike Trail ROW	<u>0.3846</u>	<u>1</u>
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.8300 acres</u>	
3. What is existing zoning of the above described property? C-2 Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? N/A Yes \_\_\_\_\_ No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lot to drainage structures
7. Are special public improvements proposed in connection with development? Yes X No \_\_\_\_\_
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes X No \_\_\_\_\_
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Ranchos Real XV, L.L.C., 6080 Surety Dr., Suite 300, El Paso, Texas, 79905 915-592-0290  
(Name & Address) (Zip) (Phone)
13. Developer Ranchos Real XV, L.L.C., 6080 Surety Dr., Suite 300, El Paso, Texas, 79905 915-592-0290  
(Name & Address) (Zip) (Phone)
14. Engineer Conde, Inc., 6080 Surety Dr., Suite 100, El Paso, Texas, 79905 915-592-0283  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3%  
technology fee has been added to all  
Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE  
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085